



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
05	PILE CONCR 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
13	GALVALUM 100				
05	DRYWALL 100				
14	CARPET 80				
11	CLAY TILE 20				
04	AIR DUCTED 100				
03	CENTRAL 100				
	2 100				
	2.5 100				
	0 100				
2.	2. 100				
	0 100				
03	AVERAGE				
0401	TOWNHOUSE				
4	MKT AREA		03		
NEIGHBORHOOD/LOC		256.00	1.50/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100	1997	504	61,032
FSP	78	55	1997	43	5,207
FST	50	55	1997	28	3,390
FUS	504	100	1997	504	61,032
OWH	324	100	1997	324	39,235
PCP	578	10	1997	58	7,023
PTO	204	5	1997	10	1,211
STR	52	10	1997	5	606
TOTALS	2,294			1,476	178,736

MARKET ADJUSTMENTS																													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																		
0120	01	1,476	138.0000	186.30	274,979	1997	2001	0	0	35.00	65.00																		
1 TWNHSE 0% - 0																													
Heated Area: 1332						HX Base Yr																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>07/09/2020</th> <th>FRAK</th> <th>LGL DATE</th> <th>07/09/2020</th> <th>FRAK</th> </tr> <tr> <th>XF DATE</th> <th>07/09/2020</th> <th>FRAK</th> <th>LAND DATE</th> <th>07/09/2020</th> <th>FRAK</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th></th> <th></th> </tr> </thead> </table>												BLD DATE	07/09/2020	FRAK	LGL DATE	07/09/2020	FRAK	XF DATE	07/09/2020	FRAK	LAND DATE	07/09/2020	FRAK	INC DATE			AG DATE		
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INC DATE			AG DATE																										

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY				STANDARD		
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				178,736		
TOTAL MARKET OB/XF VALUE				539		
TOTAL LAND VALUE - MARKET				45,000		
TOTAL MARKET VALUE				224,275		
SOH/AGL Deduction				16,929		
ASSESSED VALUE				207,346		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				207,346		
TOTAL JUST VALUE				224,275		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				197,867		
FR PRMT CH CHG EYB 10/26/23						
5 YR PRCL CH, N/C						
JB ADJUSTED NBHD CODE						
LN 4						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
23000323	WINDOWS-CC	0	07/05/2023			
20000347	MECHANICAL	0	08/03/2020			
16000556	DECK	0	06/22/2016			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1079/0665	7/10/2018	WD	Q	I	01	195,000
GRANTOR: JACKSON CEDRIC W & JO						
GRANTEE: MCGHIN JASON & LAUR						
0308/0427	9/10/1997	WD	Q	I		119,316
GRANTOR: JACKSON CEDRIC W & JO						
GRANTEE:						
BUILDING NOTES						
BUILDING DIMENSIONS						
FST=[YR=1997] W5 S10 FSP=[YR=1997] N6 W13 STR=[YR=1997] E13 N4 W13 S4\$ S6 E13\$ E5 OWH=[YR=1997] W18 S18 E18 BAS=[YR=1997] W18 S28 PTR=W15 FUS=[YR=1997] N28 W18 S28 E18\$ E15\$ E18 PTR=E15 PCP=[YR=1997] E17 N34 W17 PTO=[YR=1997] E17 N12 W17 S12\$ S34\$ W15\$ N28\$ N18\$ N10\$.						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0060	DECK WOOD	0	0	0	292.00	UT	5.00	5.00	100	2000	2000	3	20	292	
3	0211	CONCRETE W	0	0	4 8	32.00	SF	6.00	6.00	100	2002	2002	3	20	38	
4	0060	DECK WOOD	0	0	4 12	48.00	SF	5.00	5.00	100	2016	2016	3	87	209	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000810	C	TOWNHOUSE1	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	000195	C	RES WET SLIP	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							